

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

January 14, 2014 / January 14, 2014
11:00 A.M. Lake Superior Room 1st Floor
Michigan Library and Historical Center

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This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

AWARD OF CONSTRUCTION CONTRACT

1. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, BAY CITY – Bay City Armory – Armory Modifications
File No. 511/13009.CAK - Index Nos. 13722 and 13922 - Contract No. Y 14058
Recommended Contract Award: Antler Construction, Inc., Canton; \$1,058,000.00

Description and Justification

The purpose of this contract is to upgrade the mechanical and electrical systems as well as make functional improvements to better meet the needs of the military's training objectives. The existing building is inefficient and does not meet current Department of Defense standards.

Funding Source

50% Federal Funds
50% State Construction Funds

MODIFICATION TO PROFESSIONAL SERVICES CONTRACT

2. DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET, LANSING – State Capitol Governmental Complex – Allegan and Ottawa Plaza Renovations
File No. 071/08281.JNS - Index No. 44125 - Contract No. Y09063
Carl Walker, Inc., Kalamazoo; Modification No. 10, Increase \$24,388.86

Description and Justification

The purpose of this modification is to provide additional professional design and construction administration services to address Allegan Plaza snowmelt issues, resolve issues associated with the EVR/Granger contract, including requests for time extensions and extended general conditions, review of guard rail installation issues, review of grass issues; address an ADA slope issue on the north pedestrian ramp, hand rail fabrication and finish issues, chemical grout injection of two existing elevated slab cracks to reduce water infiltration and to locate the source and recommend repairs for a sinkhole and walkway subsidence at the Hall of Justice.

Funding Source

100% Agency Operating Funds - BOC

Base Contract	\$25,273.23	Conduct a study for repairs to the Ottawa and Allegan Plazas. Areas to be evaluated include perimeter guardrail, stairs leading up to plazas, water ponding, concrete delaminations at perimeter wall, light fixture and lighting levels, and the garden level of Mason Building. These areas were not previously addressed in past renovation projects. Approved Director's Agenda 11/14/08
Modification No. 1	\$386,896.76	To increase the scope to include final design/bid documents and construction administration services for repairs to the Allegan and Ottawa Plazas. Approved State Ad Bd Agenda 03/16/10
Modification No. 2	\$151,578.47	Provide additional professional design and construction administration services to obtain contract documents for the renovation of the plaza area. The work includes incorporation of an ADA accessibility study and video taping of existing conditions prior to start of construction. Approved Director's Agenda 07/02/10
Modification No. 3	\$0.00	Contract Reallocation
Modification No. 4	\$11,210.73	Provide additional construction administration services utilizing Lawn Sprinklers Sales, Service and Design, Inc. as a consultant to assist in locating and documenting existing conditions of the Allegan Plaza irrigation system and in making necessary repairs and modifications to adapt the existing system to the new plaza layout. Approved State Ad Bd Agenda 06/14/11
Modification No. 5	\$64,730.45	Provide additional construction administration services for the irrigation system review and repairs; including added design services to repair a failed fire suppression system at the Allegan Ramp.

		Approved State Ad Bd Agenda 12/06/11
Modification No. 6	\$67,729.26	Provide final design, office and field construction administration services to prepare and administer work associated with expanding the Allegan Plaza snowmelt system to include snowmelt pathways to Allegan Ramp exits (glass huts, four locations), to add snowmelt along the north side of the VanWagoner Building west of the main entrance, to add snowmelt on the steps from the plaza level to Ottawa Street north of the VanWagoner Building and to add snowmelt on the south side of the Austin Building east of the main entrance. These areas were not included in the original contract and are needed to provide access/egress to all the facilities in the Capitol Complex. Approved State Ad Bd Agenda 02/21/12
Modification No. 7	\$61,010.93	Provide final design, construction bulletin documents and associated construction administration services to replace additional stairways, ADA ramps, barrier/railings, and for construction administration reimbursable services to restore the irrigation system to operation. Approved State Ad Bd Agenda 06/05/12
Modification No. 8	\$0.00	Contract Reallocation
Modification No. 9	\$33,325.89	Provide professional design and construction administration services to add storm water drainage at the east end of the Walnut Street pedestrian bridge, to repair a leaking expansion joint on Allegan, to provide air conditioning in the northeast mechanical room, to provide ventilation for valve room number ten, and to install additional surface drains on the Allegan Plaza to address significant ponding areas. Approved State Ad Bd Agenda

		04/02/13
Modification No. 10	\$24,388.86	See justification above
Total Contract	\$826,144.58	

3. DEPARTMENT OF NATURAL RESOURCES, PORT AUSTIN – Port Austin East Harbor and Toilet Building
File No. 751/04145.MNB - Index No.59660 - Contract No. Y 05112
Northwest Design Group, Inc., Petoskey, Modification No. 9, Increase \$21,700.00

Description and Justification

The purpose of this modification is to revise plans and specifications for additional dredging, obtain permits for a second disposal site required by the Department of Natural Resources, and re-design the ice suppression system for the floating piers to prevent accidental shutoff based on experience at another harbor.

Funding Source

100% Waterways Funds

Base Contract	\$28,435.05	Provide professional roof consulting, engineering design, construction quality assurance administration/inspection services, technical staff and support personnel to prepare complete contract documents for the complete tear-off and installation of a new roofing system at the Maxey Boys Training School, Academic Center. Approved Director's Agenda 03/25/05
Modification No. 1	\$28,923.28	Provide professional services to add study and design of additional parking lot repair and design of the site lighting and landscaping on the seawall/parking lot repair project. Approved Director's Agenda 05/12/06
Modification No. 2	\$5,687.82	Provide professional services to add coordination of this Harbor of Refuge project with a companion of Village of Port Austin project. Approved Director's Agenda 02/16/07
Modification No. 3	\$1,700.00	Provide professional services to add the preparation of a legal description for an easement with the Village of Port Austin and to apply for a United States Army Corps of Engineers permit for the seawall project. Approved Director's Agenda 06/22/07

Modification No. 4	\$53,123.16	Provide professional architectural and/or engineering for final design and construction administration to include electrical design for the site modifications and to provide construction oversight of the project. Approved Director's Agenda 04/18/08
Modification No. 5	\$310,700.47	Provide professional architectural and/or engineering services to complete design and provide construction oversight for a new toilet building and harbor improvements (including circulation channels, dredging and docking facilities) and construction oversight for the boating access site paving. Approved State Ad Bd Agenda 08/04/09
Modification No. 6	\$35,575.85	Provide additional design and planning services to the storm sewer system, grading, and an asbestos survey to the Butler and toilet buildings. Approved Director's Agenda 07/30/10
Modification No. 7	\$122,193.02	Provide additional planning for the renovation of the main service pier and the boat fueling station, replace the existing toilet and maintenance building, delete the wind generators and add assistance with ASACE study of the bacteria movement within the harbor. Approved State Ad Bd Agenda 05/03/11
Modification No. 8	\$146,099.45	Provide plans, specification and construction administration for another complimentary phase of the Port Austin Harbor and Boat Access Site Master Plan which was approved by the Department of Natural Resources in coordination with the Village of Port Austin using the services of the same professional. Approved State Ad Bd Agenda 03/19/13
Modification No. 9	\$21,700.44	See justification above
Total Contract	\$754,138.54	

4. DEPARTMENT OF NATURAL RESOURCES, CLINTON, IONIA, SHIAWASSEE COUNTIES – Fred Meijer Clinton-Ionia-Shiawassee Multi-Use Trail – Trail Construction
File No. 751/11293.BDW - Index No. 50920 - Contract No. Y12027ITEM 4
Prein and Newhof, Grand Rapids; Modification No. 2, Increase \$341,434.20

Description and Justification

The purpose of this modification is to provide construction administration services to oversee the construction, including office and field activities. This project is for construction of a 41 mile section of trail and is valued at approximately \$4.8 million. While the Department of Transportation will hold the construction contract, the Department of Transportation will not be administering the construction. Therefore the consultant will represent the State as the owner and will provide all required inspections, Field Manager reporting and accounting. The inspection and office administration are necessary to ensure the project is constructed according to plan, provide payment recommendations and the necessary reporting for reimbursement of construction dollars from the Federal Enhancement Grant.

Funding Source

100% Recreational Trail Program Funds

Base Contract	\$102,843.50	Provide professional architectural and/or engineering design, contract documents, and construction administration services for a 42-mile long, multi-use recreational trail on a former railroad bed through parts of Ionia, Clinton, and Shiawassee Counties. Approved Director's Agenda 10/28/11
Modification No. 1	\$0.00	Contract Reallocation
Modification No. 2	\$341,434.20	See justification above
Total Contract	\$444,277.70	

5. DEPARTMENT OF NATURAL RESOURCES, GARDEN – Fayette State Park, Snail Shell Harbor - Harbor Upgrade
File No. 751/11347.RAA - Index No. 52090 - Contract No. Y12022
U.P. Engineers and Architects, Houghton; Modification No. 4, Increase \$97,893.00

Description and Justification

The purpose of this modification is to provide additional final design and construction administration services. The agency has requested additional scope items based on the recommendations included in the Phase 100 report. The professional will provide a round pile adjustable height dock system, including required utilities, permitting, and landward soils analysis.

Funding Source

100% Waterways Funds

Base Contract	\$70,973.00	Professional architectural and engineering Phase 100 study including: soils analysis, bathymetric survey, archeological study, existing site evaluation and harbor historical data, harbor layout plan and report for design of the Fayette State Park Snail Shell Harbor upgrades. Approved Director's Agenda 10/21/11
Modification No. 1	\$26,650.00	Provide professional lake bottom soil borings utilizing floating barge and drill rigs. The soils survey data will be utilized by the PSC in the Phase 100 study to determine options for harbor layout and dock structural design. Approved Director's Agenda 06/15/12
Modification No. 2	\$24,920.00	Provide design, bid document preparation and field administration relating to structural repairs to the existing chimneys at the historic blast furnace buildings #144 A & E. Approved Director's Agenda 09/21/12
Modification No. 3	\$31,570.00	Provide professional services for the coordination and implementation of archeological studies required for utility development and to provide a \$30,000.00 Owner's Allowance to implement the archeological services. Approved Director's Agenda 10/04/13
Modification No. 4	\$97,893.00	See justification above
Total Contract	\$252,006.00	

6. DEPARTMENT OF NATURAL RESOURCES, EAST TAWAS – State Harbor of Refuge – Phase I Improvements
File No. 751/12091.BDW - Index No. 54240 - Contract No. Y12276
Edgewater Resources, LLC, St. Joseph; Modification No. 2, Increase \$200,000.00

Description and Justification

The purpose of this modification is to provide design services for the Phase I Improvements to the East Tawas Harbor, using the results of the previous study and Bathymetric Survey.

This effort will prepare plans, Department of Environmental Quality and U. S. Army Corps of Engineers permit applications, and assist with grant applications to secure \$2.5 million for construction. This modification request is limited to the dollars available. Final design and construction administration costs may change based on the results of this portion of the design, but are expected to be an additional \$370,000. This design work is necessary to secure the permissions, funding, and design plans necessary to make improvements to the harbor piers and floating docks, which are nearing the end of their service life, as confirmed by the Preliminary Study completed in 2013.

Funding Source

100% Waterways Funds

Base Contract	\$60,000.00	Conduct a physical investigation and make professional recommendations on the condition of and necessary repairs to the existing harbor facility. A facility marketing study, with recommendations for changes to operations, facilities, and or amenities available to the public is also included. Approved Director's Agenda 06/15/12
Modification No. 1	\$5,640.00	To add a bathymetric survey and provide associated data to the owner. Approved Director's Agenda 11/08/13
Modification No. 2	\$200,000.00	See justification above
Total Contract	\$265,640.00	

REVISIONS TO CONSTRUCTION CONTRACTS

7. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, MARQUETTE -
D. J. Jacobetti Home for Veterans – Bath, Shower Room, HVAC Renovations
File No. 511/09345.RAA - Index No. 85000 - Contract No. Y11132
Closner Construction and Sales, Marquette; CCO No. 15, Increase \$22,123.05

Description and Justification

The purpose of this change order is to add additional scope items requested by the Owner and to address unforeseen field conditions discovered during the demolition process. Work will include installation of sound batts, additional flooring work, door and hardware changes at Chapel and Main entrances and Family Room, relocation of cabinet heater in Family Room, installation of cable and power for a future television in Family Room, and additional footing and foundation work. The scope change items will provide operational enhancements for residents as well as better ADA compliance. The field condition items will provide for proper structural systems.

Funding Source

100% Veterans Administration Grant Funds

Base Contract	\$269,200.00	Renovate four existing bath/shower rooms, and replace an outdated DX cooling system with a chilled water system. Approved State Ad Bd Agenda 05/03/11
Change Order No. 1	\$33,911.56	76% Field Condition, 16% Design Omission, and 8% Scope Change
Change Order No. 2	\$13,702.54	100% Field Condition
Change Order No. 3	\$49,612.20	69% Design Omission, 26% Field Condition, and 5% Scope Change
Change Order No. 4	\$6,598.24	100% Scope Change
Change Order No. 5	\$4,961.02	100% Field Condition
Change Order No. 6	\$12,291.45	100% Scope Change
Change Order No. 7	\$37,174.88	100% Scope Change
Change Order No. 8	\$81,672.05	100% Scope Change
Change Order No. 9	\$156,188.79	100% Scope Change
Change Order No. 10	\$191,159.14	100% Scope Change
Change Order No. 11	\$124,438.98	100% Scope Change
Change Order No. 12	\$16,330.56	100% Field Condition
Change Order No. 13	\$26,681.22	100% Field Condition
Change Order No. 14	\$2,141.20	100% Scope Change
Change Order No. 15	\$22,123.05	65% Scope Change and 35% Field Condition See justification above
Total Contract	\$1,048,186.88	

8. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GREENVILLE –
 Greenville Armory – Renovate the Existing Armory
 File No. 511/11294.JAG - Index Nos. 13727 and 13927 - Contract No. Y13145
 Ripman Construction Company, Inc., St. Helen; CCO No. 2, Increase \$38,634.14

Description and Justification

The purpose of this change order is to address unknown field conditions and provide Owner requested scope change items. Work required by field conditions include replacing dysfunctional door hardware and two noncompliant existing exit signs, installing a fire rated ceiling in Corridor 130 and repairing a leaking roof drain over the Drill Hall. Scope change items include modifying existing door hardware to match current Department of Military and Veteran's Affairs standards, removing and reinstalling acoustic blocks, painting the exterior of existing entrance frames and the Drill Hall walls and ceiling, modifying the kitchen sinks and shot blasting the Drill Hall floor and applying a new epoxy coating.

Funding Source

50% Federal Funds

50% State Construction Funds

Base Contract	\$1,540,260.00	Provide for the renovation of the existing outdated Greenville Armory. Approved State Ad Bd Agenda 04/02/13
Change Order No. 1	\$91,037.20	71% Scope Change, 27% Field Condition and 2% Design Omission
Change Order No. 2	\$38,634.14	81% Scope Change and 19% Field Condition See justification above
Total Contract	\$1,669,931.34	

9. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAYLING – Camp Grayling Annual Training Facility – Replace Roofs - 500 Area
File No. 511/13180.CAK - Index No. 21000 - Contract No. Y13391
Skabardis Custom Builders, Inc., Saginaw; CCO No. 1, Increase \$176,364.00

Description and Justification

The purpose of this change order is to increase the scope of work to include two additional Mess Hall Roofs for buildings 534MA and 518MA. The Department of Military and Veterans Affairs has received additional funding allowing this work to be completed.

Funding Source

100% Federal Funds

Base Contract	\$445,000.00	Replace six roofs in the 500 area. Approved State Ad Bd Agenda 07/09/13
Change Order No. 1	\$176,364.00	100% Scope Change See justification above
Total Contract	\$621,364.00	

10. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAYLING – Camp Grayling Annual Training Facility – Replace Barracks Roofs in 500 Area
File No. 511/13181.CAK - Index No. 21000 - Contract No. Y13392
First Contracting, Inc., Ovid; CCO No. 2, Increase \$306,590.00

Description and Justification

The purpose of this change order is to increase the scope of work to include four additional Barracks Roofs for buildings 522Q, 526Q, 528Q, and 542Q. The Department of Military and Veterans Affairs has received additional funding allowing this work to be completed.

Funding Source

100% Federal Funds

Base Contract	\$293,530.00	Replace five barracks roofs in the 500 area. Approved State Ad Bd Agenda
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		07/09/13
Change Order No. 1	\$6,917.00	100% Field Condition
Change Order No. 2	\$306,590.00	100% Scope Change See justification above
Total Contract	\$607,037.00	

11. DEPARTMENT OF ENVIRONMENTAL QUALITY, TRAVERSE CITY – Four Corners Site – Groundwater Treatment System Installation, Operation & Maintenance
File No. 761/11149.BDH - Index No. 44301 - Contract No. Y12252
Clean Harbors Environmental Services, Inc., Norwell. MA; CCO No. 3, Increase \$146,285.00

Description and Justification

The purpose of this change order is to extend the operation and maintenance contract so that the remediation system currently operating at this site will run until December 31, 2014. The data derived from recent monitor well samples have indicated that additional contamination must be removed to protect human health and the environment.

Funding Source

100% Refined Petroleum Funds

Base Contract	\$611,396.00	Construct, start-up, operate and maintain a groundwater collection and treatment system at the northeastern parcel of this four parcel leaking underground storage tank site. Approved State Ad Bd Agenda 06/19/12
Change Order No. 1	\$0.00	Contract Adjustment
Change Order No. 2	\$20,877.71	100% Field Condition
Change Order No. 3	\$146,285.00	100% Field Condition See justification above
Total Contract	\$778,558.71	

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

12. DEPARTMENT OF EDUCATION, FLINT - Addendum No. 1 to Lease No. 11530 with Lurvey White Ventures 1, LLC, a Michigan Limited Liability Company, 503 South Saginaw Street, Suite 1500, Flint Michigan 48502, as Lessor, and the State of Michigan by the Department of Technology, Management and Budget for the Department of Education, as Lessee, for 115,966 square feet of school, office and dorm space including 17.5 acres of land located at Michigan School for the Deaf Campus, Flint, Michigan. This Addendum provides for a rental rate increase to pay for additional security at this facility.

This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of the Lease, or any extension. The annual per square foot rental rate for this space beginning November 1, 2013, through June 30, 2014, is \$18.08 (\$174,680.08 per month). Effective November 1, 2014, through June 30, 2017, the annual per square foot rental rate is \$18.09 (\$174,800.62). Effective July 1, 2017, the annual per square foot rental rate increases approximately 6% every five years through June 30, 2027. This Lease contains one 10-year renewal option at \$41,667.00 per month plus operating expenses. This Lease contains a Legislative Restrictive cancellation clause with 30 days' notice for the Lease term. The renewal option period has a Standard cancellation clause with 90 days' notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case:

To provide enhanced security for the campus to ensure the health and safety of the students and staff.

Benefit:

This addendum will provide increased security including additional security hour coverage by security officers trained in the use of sign language.

Funding Source:

100% Federal Funds

Commitment Level:

Fourteen years; however, this Lease contains a Legislative Restrictive cancellation clause with 30 days' notice. This Lease contains a 10-year renewal option with a Standard cancellation clause with 90 days' notice.

Risk Assessment:

Non-approval of this Lease will hinder the Department from protecting their staff and students.

Zip Code:

48502